Be My Neighbor

Untapped Housing Solutions
ADUs and Conversions

September 18, 2020
Regional Plan Association
Fourth Regional Plan: Make the region affordable for everyone

- Too many have yet to share the prosperity of our region
- Households are cost burdened
- Not building enough housing to accommodate job growth
- Communities thrive with more housing choices
- New: Need for sheltering-in-place and remote working is driving demand
- Land use and segregation are deeply intertwined
Fourth Regional Plan: Make the region affordable for everyone
We can create hundreds of thousands of new homes in the region just by allowing accessory dwelling units (ADUs), or allowing conversions of large single-family houses to two- or three-family houses.
Home Owners Loan Corporation Grade Classifications
Transit Oriented Analysis: SF Homes 93% of Acres, 40% of Units
There are 300,000 McMansions* covering 170,000 acres of land in areas close to transit stations.

*Large suburban lots averaging 24,000 sq ft per dwelling unit
Single-family detached units are correlated to segregation in terms of income, ownership and race/ethnicity

As the share of Single Family units increases, so does the share of white population (for Municipalities with Zoning Authority within the Tri-State Region)

<table>
<thead>
<tr>
<th>Percent of Hispanic or Latinx (any race)</th>
<th>Percent of Black or African American</th>
<th>Percent of Asian Non-Hispanic</th>
<th>Percent of White Non-Hispanic</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>90% Single Family Detached</td>
<td>2.3</td>
<td>86</td>
<td>4.5</td>
<td>1.8</td>
</tr>
<tr>
<td>75 - 90% Single Family Detached</td>
<td>2</td>
<td>81</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>50 - 75% Single Family Detached</td>
<td>3</td>
<td>70</td>
<td>7</td>
<td>6</td>
</tr>
<tr>
<td>25 - 50% Single Family Detached</td>
<td>3</td>
<td>59</td>
<td>7</td>
<td>8</td>
</tr>
<tr>
<td>Less than 25% Single Family Detached</td>
<td>2</td>
<td>33</td>
<td>10</td>
<td>19</td>
</tr>
</tbody>
</table>

RPA analysis, American Community Survey 5 Year Estimates, 2018. Based on ACS data profiles for County Subdivisions within the Tri-State Region. However, for Villages and Towns in New York State with zoning authority, we used the average of the census block groups that most closely aligned with the boundaries of the village.
What are ADUs and Conversions?

Accessory Dwelling Units (ADUs) come in many shapes and styles. Illustrations by RPA, based on AARP’s ABCs of ADU’s Guide.
What are ADUs and Conversions?

Detached ADU

Converted Garage
What are ADUs and Conversions?

Attached Extension

Single to Two Family Conversion
500k Potential ADUs and Conversions:

- New York City: 104,000 units
- Long Island: 131,000 units
- Hudson Valley: 71,000 units
- Northern New Jersey: 200,000 units
- Southwestern Connecticut: 60,000 units
Promote ADUs and conversions through state legislation

- Each state in the region should establish policies to allow and regulate ADUs and conversions.
- State legislation should create a framework that encourages municipalities to implement local regulations that enable ADUs and conversions.
- New units could contribute to local fair share obligations required by state law.'
Update zoning codes to enable ADUs and conversions

- Update zoning and other relevant local ordinances to enable ADUs and conversions.
- Regulations should incentivize good design and accessibility, not preclude it.
- Strict standards on things like occupancy or dimensional criteria should be modified.
- Regulations that require large lots should also be minimized.
Recommendations

Create More Flexible Parking Requirements

- More flexible parking ratios, off-street parking requirements should be minimized.
- Better manage on-street parking regulations.
- Consider implementation of a curb cut fee for private driveways.
Recommendations

Provide Technical Assistance, Financing, and Information
- States and Municipalities should work to create programs that provide assistance for constructing ADU’s and conversions.
- Simplifying technical language, and streamlining approvals.
- Statewide financing programs, especially focusing on senior citizens.
Discussion

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Regional Plan Association

July 30, 2020
Webmaps:

- [link](https://rpa.carto.com/viz/26b3abda-fc1e-4a73-b266-4602a10bf52f/embed_map)
- [link](https://rpa.carto.com/viz/73769d7d-e0f1-4df2-ab2c-5a7ea4a6fe/embed_map)
- [link](https://rpa.carto.com/viz/ba5db4f2-5622-4911-9e81-0eacece2e65f/embed_map)

Based on the 2010 Decennial Census, American Community Survey (ACS) 5-year estimates (block group level), Environmental Protection Agency Smart Location Database, the National Land Cover Database (NLCD), and Urban Footprint block-level canvas.